

District II Advisory Board Minutes

June 5, 2006

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The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North. 9 board members, four staff and approximately ten citizens were in attendance. Only those individuals who signed in are listed as guests below.

Members Present

Daryl Crotts
Sarah Devries
Larry Frutiger
Joe Johnson
David Mollhagen
Phil Ryan
Marty Weeks
Brian Carduff
Council Member Sue Schlapp

Members Absent

Matt Hesse
Tim Goodpasture
Kaci Tucker*
Dane Saksa*

Staff Present

Officer David Hinnners, Patrol East, Beat 39
Paul Gunzelman, Public Works
Dave Barber, Public Works
LaShonda Porter, Neighborhood Assistant

*Youth Representatives

Guests

Listed on the last page

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

APPROVAL OF MINUTES AND AGENDA

The meeting agenda for June 5, 2006 was approved as submitted (**Carduff:Devries, 8-0**)

The meeting minutes for May 1, 2006 were approved as submitted (**Ryan:Cotts, 8-0**)

PUBLIC AGENDA

1. Scheduled items

No items were submitted.

2. Off-agenda items

No items were submitted.

NEW BUSINESS

3. Community Police Report

Officer David Hinners, Patrol East – 39 Beat Coordinator, distributed the new Community Guide to the DAB members, as well as left a few for citizens to take. He also distributed reports showing that burglaries, larcenies, auto theft, robberies and aggravated assaults have gone down in District II. He advised that he did not have much to report and then open the floor for questions.

Darryl Crotts asked if the posting of night watchmen's at construction sites help to reduce the crimes. **Officer Hinners** responded that not necessarily as they do not have many sites that have the night watchmen on duty.

Larry Frutigier wanted to know what could be done about the speeding that takes place at Kellogg and Central. He indicated that you have cars driving as fast 90 mph in the mid afternoon. He wants to know how to have the speed limit reduce to 45 mph. **Officer Hinners** advised that a petition from all the neighbors would need to be signed and filed with the traffic engineers. He advised Larry to give him a call to discuss further.

Phil Ryan wanted to know if an electronic copy of the Community Guide was available. **Officer Hinners** advised that he was not sure and would check on that information and if so provide a copy to **LaShonda Porter** for distribution to the Homeowners and Neighborhood Associations in the district. **Phil** also suggested that posting the guide to the Police website would be beneficial as well.

The Board thanked **Officer Hinners** for his report.

Action Taken: Received and filed.

4. Waterman

Dave Barber and Paul Gunzelman, Public Works, provided information on the improvements and reconstruction of Waterman from the Arkansas River to Washington. The intersection of Waterman at Washington will be improved to provide left turn lanes at all four approaches. **Dave Barber** explained the details of each of the four options, and suggested that option two was the recommended option from staff. He advised that option two allows for streetscape enhancements, the increase of the sidewalk to 10 feet as well as 4 traffic lanes.

Daryl Crotts wanted to know if the projected traffic flow had been considered and is this going to create traffic jams. **Paul Gunzelman**, explained that currently there are about 6000 cars that travel on Waterman in a 24-hour period and that they do not expect for this project to cause any traffic issues. **Dave Barber** went on to say that research shows that there will be approximately 7-9 sold out events that would cause additional traffic and they would enlist the Police on those events to direct traffic. In addition to the reconstruction on Waterman, there is also discussion of adding a left turning lane on Washington as well that will help with the traffic flow.

Larry Frutigier wanted to know if option two was the only option that allowed for the 10 foot sidewalks and **Dave Barber** confirmed that was correct.

Action Taken: The Board recommended approval of option 2 as recommended by staff.
(Frutigier:Devries, 8-0)

5. Price Elementary

Connie Dietz and Wendy Johnson, Public School Officials, presented information about the relocation of Alcott Academy to the old Price/Harris campus beginning with August 2007 school year. The Price/Harris Campus has been vacant since the school decided to combine both Price and Harris into one school. The Alcott program has been in existence since August of 1993 and began with a program for 7th and 8th grade students. Currently the program has extended itself to the 9th grade. The regular school day begins at 7:15 a.m. and ends at 2:25 p.m. The program consists of 100-120 students, and provides students with a smaller classroom, which allows the students to receive one-on-one time with the teachers.

The school will do some improvements to the school before the school year begins, such as adding air conditioning units, as well as some repairs within the school. They feel strongly that this will be a smooth transition and a good facility for the children to continue to learn and grow.

CM Schlapp, thanked all for coming out and sharing this information with the District Advisory Board. She was impressed that the school found it necessary to communicate with the District the changes they planned to make, identifying that they are not just making changes without thoroughly thinking through the process and how it impacts everyone.

Darryl Crotts, wanted to know what the plans are for the soon to be old Alcott building. **Connie Dietz** advised that she was not sure at the time.

Larry Frutigier, wanted to know how difficult it was to choose only 120 students from USD 259 for the program. **Wendy Johnson** explained that it was based on the funding available. She stated that the program should be larger as there are more needs in the community that could be met, but due to funding, the program can only maintain for approximately 120 students.

Action Taken: Receive and file.

6. CON2006-00012; ZON2006-00016

At this time Board member **David Mollhagen**, excused himself from the voting as he had a conflict of interest.

Donna Goltry, Planning, was not in attendance due to her presenting another zoning case at District Advisory Board V. **Russ Ewy, Agent**, explained that he would be able to give specifics on the planning case and that we could proceed. **Russ Ewy** advised that he meet with **Donna Goltry** last Thursday, June 1, 2006 to discuss changes to the site plan that had occurred over the last month. They have decided to lay more brick along the South and West elevations, remove building signage, as well as double the landscaping along the East, South, and West buffers. **Russ Ewy**, also advised that the planning staff is approving of the changes and that some additional changes to the site plan are still occurring improving the look and feel of the facility. He also added that the property to West of the facility has been sold and the property to the South is on the market, which these are the homes that had concern with the buffer size and design.

Sarah Devries, wanted to know exactly which house was sold. **Russ Ewy**, advised that it was the house on the second right of way to the West.

Theodore Manford, 407 N. Garnett, requested that the buffer be increased to the standard 15 feet. **Russ Ewy**, advised that they have requested a 10 foot buffer, however, they are going to double the landscaping to accommodate for the 5 foot difference.

Bob Kaplan, Attorney, 403 N. Market, advised that he is representing the future of the neighborhood. He proceed to state that the DAB members should be acting as planners when hearing this case and that they must look at the overall scheme, the future, and the direction in which the neighborhood should go. He feels that the storage facility is not in compliance with the comprehensive plan of the neighborhood; the landscaping does not screen the property properly, and that they would prefer to have a fence installed instead of the trees. **Mr. Kaplan**, is upset that request for a meeting to discuss the buffer size was never honored. **Mr. Ard**, interjected advising that a meeting was not requested of him. **Mr. Kaplan**, then advised that a meeting was requested of his agent **Mr. Russ Ewy**.

Mr. Bill Ard, Applicant, described the changes to the landscaping. He advised that he has meet with several parties individually and they are happy with the proposed changes. He specifically spoke with **Mr. Buchanan** (property owner most affected by facility) and advised that **Mr. Buchanan** is happy with the changes and now supports the project. **Mr. Bob Kaplan**, interjected and advised that he represented **Mr. Buchanan**. **CM Schlapp**, then advised that she spoke with **Mr. Buchanan** briefly today and that he advised her that he was comfortable with the proposed changes. **Mr. Kaplan**, the stated that he was not aware that **Mr. Buchanan** no longer wanted to be represented by him.

K'Lyn Schuessler, 12431 E. Central, advised that her brother's house was put on the market the day after the May 1, 2006 DAB meeting as she felt that the zoning request would be granted. She stated that she did not feel that double the buffer size would provide the screening necessary for the community. She also is concerned with the completion of the site plans, not comfortable that the plans have not been completed for this proceeding. She also stated that she feels that they are in a no win situation as the Board always favor the applicant and not the homeowners.

Darryl Crotts, advised **K'Lyn Schuessler** that the Board does not always make decisions based on the applicant. They take the planning case and the citizens concerns and determine what the best solution would be. He also advised that not all planning cases are approved, providing her with examples and that the DAB also looks for the homeowners to come out strongly and defend their position.

Sherrie Proctor, 325 & 329 Garnett, is in agreement with the storage facility being built in the neighborhood. She also stated that if the citizens are so concerned about their neighborhood why haven't they formed a Homeowner's Association?

Bonnie Ernst, 12317 S. Central, advised that there is a Homeowners Association in the community, and they are looking into why it is not documented. She also advised that she has done some research and have found articles that indicate that there are safety issues with storage facilities. She is opposed to the storage facility being built in the neighborhood.

Sarah Devries, asked **Bonnie Ernst**, if she had any crime statistics that have occurred at any of **Mr. Ard's** other facilities? **Bonnie Ernst**, advised that she didn't but that she had spoke with **Mr. Ard** and he advised that he has not had any incidents.

David Mollhagen, wanted to know the total footage of the parcel. **Russ Ewy** advised that there were 50,000 square feet, and that would equal about 16 houses in SF zoning.

Sarah Devries, wanted to know if the applicant had ever consider putting a fence around the facility. **Mr. Ard** stated that was not a consideration.

Larry Frutigier, agrees that the facility does not fit into the neighborhood and is against the zoning change.

Darry Crotts, stated that he does not see the difference between the storage facility and shopping center that is currently in the neighborhood.

Action Taken: The Board recommended approval subject to the MAPS and staff recommendation. (**Ryan:Devries, 6-1**)

BOARD AGENDA

7. Updates, Issues, and Reports

- District II Breakfast has been moved to a new location, Via Christi Hospital – Our Lady of Lourdes at 1151 North Rock Road. The next breakfast will be Saturday, July 8, 2006.
- **Paul Gunzelman** will be requested to come out to the July district breakfast to discuss traffic concerns.
- **Dane Saska**, was recognized for his many accolades he received when graduating from High School.
- The Board members will also submit any candidates for the Board for the replacement of Ray Frederick as well as any new youth members.
- Fire Station, there is a conversation of the need for a new fire station in District II. **CM Schlapp** advised that the response time is 8 minutes or greater in the area if all things are perfect, which is unacceptable. She wants the Board members to share the knowledge with others, provide information to her in regards to this issue. **CM Schlapp** and **LaShonda Porter** will also work on a write up for the Homeowners and Neighborhood Association newsletter to update them on the fire station issue.

With no further business, the meeting adjourned at 8:50 p.m.

The next DAB II meeting will be July 10, 2006 at the Rockwell Branch Library.

Respectfully Submitted,

LaShonda Porter, Neighborhood Assistant

Guests

Bob Kaplan	430 N. Market
Connie Dietz	USD 259
Phil & Fran Kottler	830 N Woodlawn
Max Weddle	862 S Zelta Court
Judy Stock	1161 Farm
Sheri (Rosile) Proctor	325 & 329 Garnett
Steve Clark	1625 N. Gatewood
Trey Bamford	407 N Garnett
Bonnie Ernst	12317 E. Central
JoAnn Potturff	6321 E 8 th